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22/07/2021

MR Simon Duckworth  
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**RE: DA2021/0978 - 44 Beacon Hill Road BEACON HILL NSW 2100**

The proposed extension (specifically the sunroom) will completely overshadow our lounge room by blocking all direct sunlight to it from 10am for the entire day. Our 2m x 2m north facing window is the only light source for our lounge room and the proposed sunroom unfairly removes that light source.

The southern wall, roof, gutters & eaves of the proposed sunroom do not comply with planning controls in that:

- 1) The roof, gutter & eaves encroach on the required 0.9m side set back.
- 2) The southern wall, roof, gutter & eaves encroach on the 45 degree building envelope setback.

3) The proposed southern wall of the sunroom is a sheer & imposing 5.5m high wall, has no setback or articulation, and is proposed to be located directly over our sole light source. These non-compliances will create excessive overshadowing to our lounge room by blocking the sunlight for nearly the entire day. Natural ground level at the base of the proposed 5.5m sheer wall is already 1m higher than the natural ground level at our lounge room meaning the proposed southern wall will tower over our lounge room by 6.5m. Planning controls require walls of such height to have setbacks.

Given the proposed extension will have such a dramatic effect on our lounge room we ask that the southern wall, roof, gutter & eave of the proposed sunroom be made to comply with all planning controls at a minimum. It's important the roof, eave & gutters comply with the 45 degree building envelope set back as these are the objects that will block the sunlight to our lounge room.

Moving the southern wall of the proposed sunroom a minimum of 1 metre further away from the boundary (than currently proposed) seems a fair compromise. We wish our neighbours success with extending their home, but we do ask the council protect our interests & enjoyment of our home too.

Thank you